

## Downtown St Charles Office Space

301-305 W Main Street • St. Charles, IL 60174



### Availability Overview

Space Available	424 - 5,898 sf
Lease Rate	\$13.00 - 15.00 sf/yr
Lease Type	NNN
Date Available	Immediately
Space Type	Office Building
Spaces available	6
Building Size	11,939 SF
Building Class	B
Year Built	1906
Zoning	CBD1
Market	Chicago - Far West
Sub Market	St. Charles CBD
Cross Streets	Third Street

### Property Overview

#### Property

Fully renovated vintage office space in the heart of downtown St Charles. Unique spaces featuring exposed brick, skylights and hardwood floors. Flexible space configurations. Combine suites as desired. Elevator access.

#### Location

In the heart of downtown St. Charles, an upscale far-western suburb of Chicago. Prominent corner location with frontage on Main St. (Rt. 64), the east/west thoroughfare through town. Just two blocks west of the Fox River, Hotel Baker and the First Street re-development area.

#### Presented by

NEIL JOHNSON  
630.938.4950  
neil.johnson@svn.com

# Downtown St Charles Office Space

Available Spaces

## Summary

6 Spaces

Lease Rate \$13.00 - 15.00 sf/yr (NNN)

Space Available 424 - 5,898 sf

Lease Type NNN

Term

## Suite 202

Lease Rate \$15.00 sf/yr

Space Available 1,167 - 1,995 sf

Lease Type NNN

Term Negotiable

\$2,070/mo rent includes an estimated \$6.29/sf in pass thru costs. 2 private offices and reception /admin area.

## Suite 204

Lease Rate \$15.00 sf/yr

Space Available 828 sf

Lease Type NNN

Term Negotiable

\$1,469/mo rent includes an estimated \$6.29/sf in pass thru costs. 2 private offices plus reception.

## Suite 206

Lease Rate \$15.00 sf/yr

Space Available 1,342 - 2,594 sf

Lease Type NNN

Term Negotiable

\$2,381/mo rent includes an estimated \$6.29/sf in pass thru costs. Up to 4 private offices plus reception.

## Suite 208

Lease Rate \$15.00 sf/yr

Space Available 424 sf

Lease Type NNN

Term Negotiable

\$752/mo rent includes an estimated \$6.29/sf in pass thru costs. Private office plus reception/ waiting room.

# Downtown St Charles Office Space

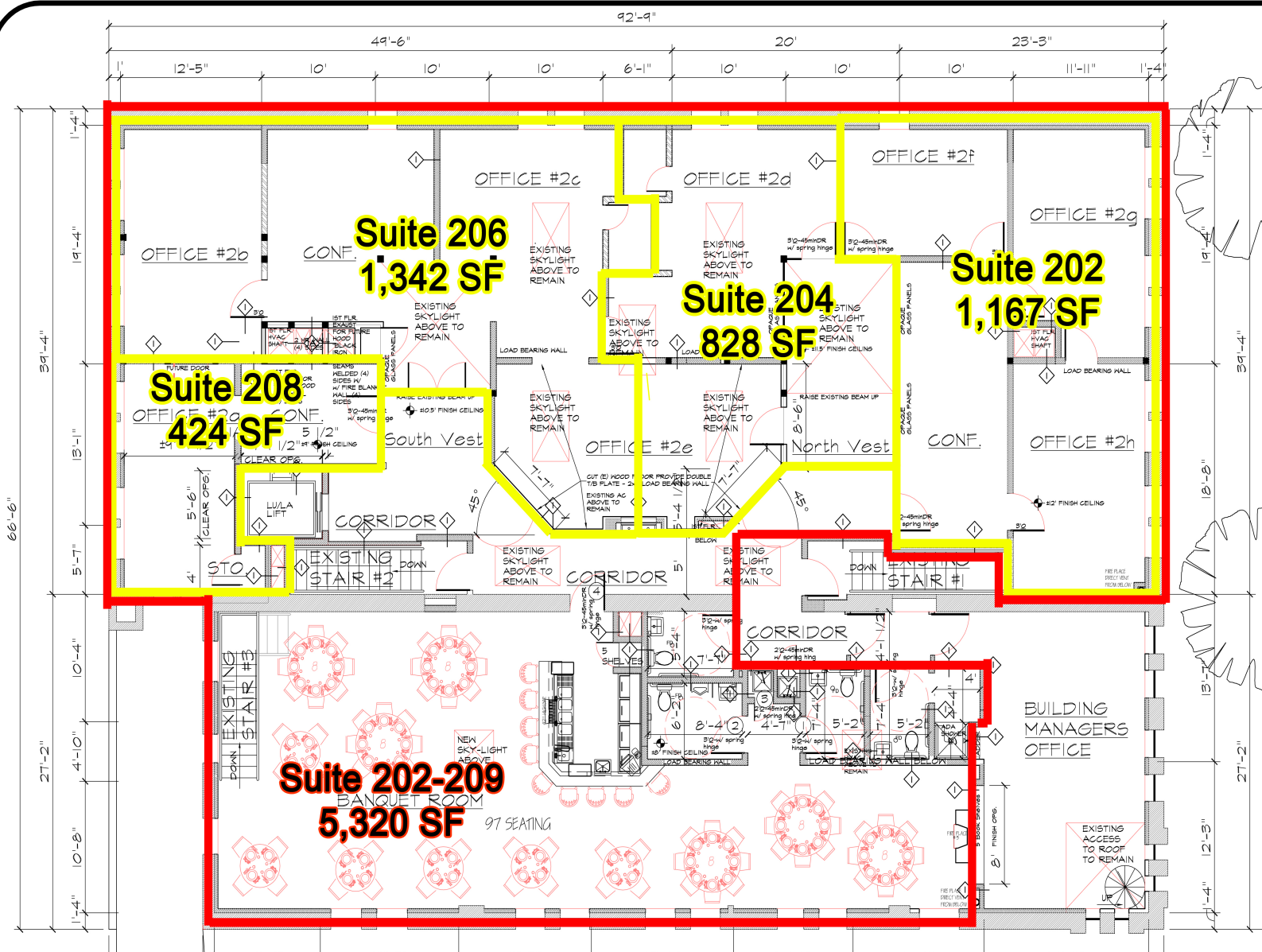
Available Spaces

## Suite 202-208

Lease Rate	\$14.00 sf/yr	Space Available	3,761 sf
Lease Type	NNN	Term	Negotiable
\$6,359/mo rent includes \$6.29/sf in pass thru costs.			

## Suite 202-209

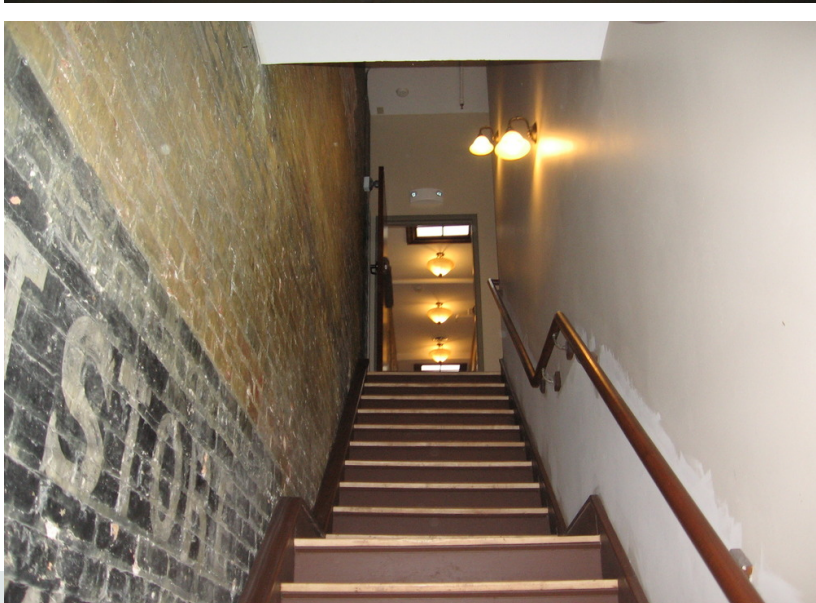
Lease Rate	\$13.00 sf/yr	Space Available	5,320 - 5,898 sf
Lease Type	NNN	Term	Negotiable
\$8,552/mo rent includes an estimated \$6.29/sf in pass thru costs.			





# Downtown St Charles Office Space

Photos



All Sperry Van Ness® Offices Independently Owned & Operated.

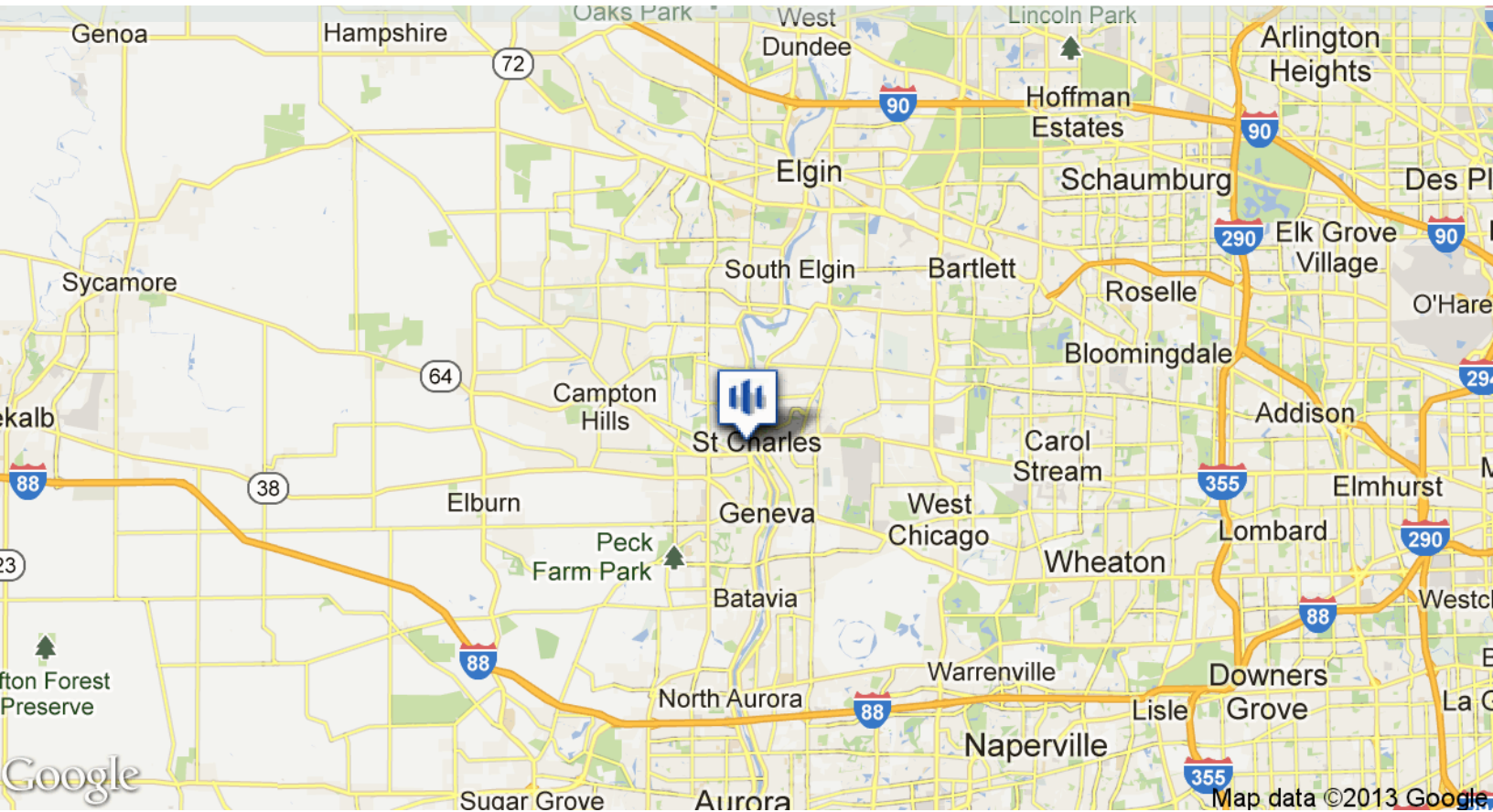
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

[www.svnlandmark.com](http://www.svnlandmark.com)



# Downtown St Charles Office Space

Location Maps



# Downtown St Charles Office Space

Regional Map

